

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

1128

That in consideration of Two Thousand Five Hundred and No/100 (\$2,500.00)-----DOLLARS

See Mtg 359-509

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lemuel H. Goode and wife, Clara S. Goode

(herein referred to as grantors) do grant, bargain, sell and convey unto

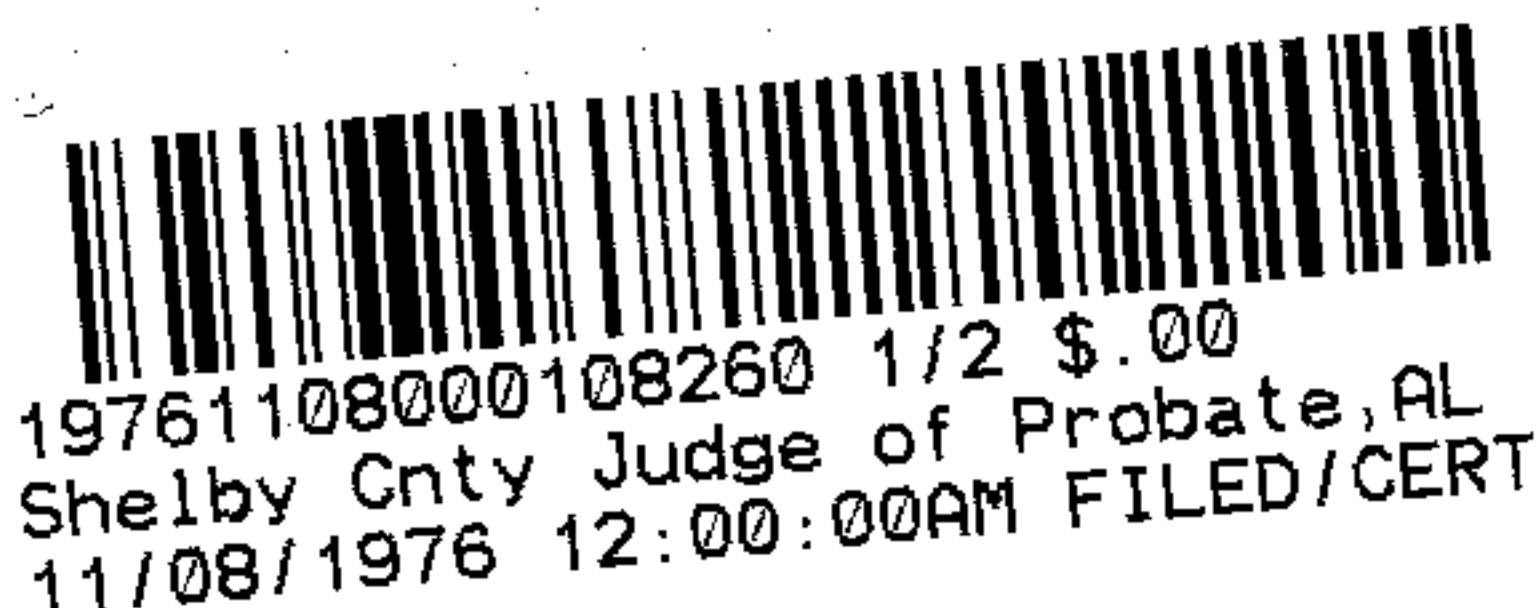
Henry Dale Brasher and wife, Purna M. Brasher

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

For property description of land hereby conveyed, see attached Exhibit "A", the same being by reference hereto made a part hereof.

The grantors hold title title to said property by mortgage foreclosure deed dated September 24, 1976, and recorded in Deed Book 301 at pages 92-94, Office of Judge of Probate of Shelby County, Alabama; said mortgage which was foreclosed was executed by Billy Ray Trussell and wife, Mary L. Trussell, and rights of redemption as provided by law are excepted.

BOOK 302 PAGE 42



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4th day of November, 1976

WITNESS:

(Seal)
(Seal)
(Seal)

Lemuel H. Goode (Seal)
Clara S. Goode (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lemuel H. Goode and wife, Clara S. Goode whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, A. D., 1976

Notary Public

EXHIBIT "A"

Commence at the SE corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East; thence run North along East line of said quarter-quarter section a distance of 635 feet; thence run West and parallel with the South line of said quarter-quarter section a distance of 890.94 feet to the point of beginning of the parcel herein described; thence continue West, parallel with the South line of said quarter-quarter section, a distance of 200.00 feet; thence run North, parallel with the East line of said quarter-quarter section, a distance of 220 feet to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 200 feet; thence run South, parallel with the East line of said quarter-quarter section, a distance of 220 feet to the point of beginning according to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 29, 1974.

Also, an easement for a driveway or roadway and for public utility lines, of an equal width of 20 feet over and across the following described property:

Begin at the NW corner of the above described parcel, said NW corner of said above described parcel being the point of beginning; thence run South, along the West line of said above described parcel, a distance of 20 feet; thence run West, parallel with the South line of said quarter-quarter section a distance of 184 feet to a point on the East right of way line of Shelby County Highway 55, said point being 835 feet North of the South line of said quarter-quarter section; thence run North, along the East right of way line of said highway, a distance of 20 feet, more or less, to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 184 feet to the point of beginning,

said easement to provide ingress and egress to and from said Highway 55 (being also known as Westover Road) and the above described parcel.

Subject to easements and rights of way of record, and subject to an easement for a driveway or roadway, and for public utility lines, of an equal width of 20 feet over and across the North 20 feet of said property, said easement reserved being to provide ingress and egress to and from said Highway 55 (being also known as the Westover Road) and other property lying to the East thereof, it being agreed and understood that the grantees herein and their successors in title shall not have the right to obstruct said driveway, roadway, or easement by fence or otherwise.

Samuel A. Good

Clara S. Good



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Shelby Cnty Judge of Probate, AL
11/08/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV -8 AM 9:50
Deed Book 50
Carmel P. McDaniel
JUDGE OF PROBATE